

KNOW ALL MEN BY THESE PRESENTS, That Betty Ahern

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. Tracy and Florence M. Tracy, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot Thirteen (13), Block Seventeen (17), Second Addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the Building and Use Restrictions on file in Volume M-72, at pages 6815 and 6816 Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT:

Covenants, conditions, restrictions, reservations, rights of way, rights and easements now of record, if any.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1795.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~not stated~~ the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 26th day of July, 1972.

STATE OF OREGON, County of Deschutes) ss. July 26th, 1972.
Personally appeared the above named Betty Ahern

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *WM. D. MILNE*
Notary Public for Oregon
My commission expires March 27, 1976

NOTE: The space between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
George A. Tracy
8381 75th Ave., N.E.
Salem, Oregon 97305

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
2nd day of August, 1972
at 3:53 o'clock P.M., and recorded
in book M. 72 on page 8549
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *W. D. Milne* Deputy